



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION
225 NORTH HILL STREET, ROOM 130
P. O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-4917



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

Telephone
(213) 974-0871

March 3, 2009

Facsimile
(213) 680-3648

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**AGREEMENTS TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 3 - AGREEMENT 2608
SUPERVISORIAL DISTRICT 5 - AGREEMENT 2592
(3 VOTES)**

SUBJECT

The Mountains Recreation and Conservation Authority is seeking to buy six (6) tax-defaulted properties through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and nonprofit organizations the opportunity to buy tax-defaulted properties for a qualifying public purpose or benefit. Mountains Recreation and Conservation Authority intends to utilize all properties for the public benefit by dedicating the properties as permanent open space and public parkland.

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chairman to sign the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties being acquired by the Mountains Recreation and Conservation Authority (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The properties described in the agreements may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970 as indicated on Attachment "A". Exhibit "A," attached to the Agreements, indicates the legal description and selling price of the parcels.

Upon approval, the attached agreements and copies are to be signed by the Chairman and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreements as to form.

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The properties described in this letter will be acquired by one public agency. The agreements are with the Mountains Recreation and Conservation Authority, which intends to utilize these properties for permanent open space and public parkland purposes.

Implementation of Strategic Plan Goals

Approval of the agreements is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the current Treasurer and Tax Collector 2008-2009 Budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "B" is a summary of the public agency's purchases. This attachment indicates the affected Supervisorial Districts and the public uses for which the properties are being acquired. Moreover, we have included copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreements as to form. Attached to the agreements are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the properties pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

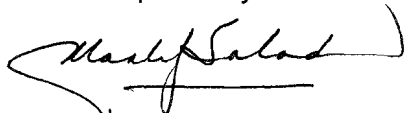
IMPACT ON CURRENT SERVICES (OR PROJECTS)

No impact.

CONCLUSION

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of these and all Chapter 8 Agreements.

Respectfully submitted,



MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:MDL:al

Attachments (34)

c: Assessor
Auditor-Controller
County Counsel

COUNTY OF LOS ANGELES
OFFICE OF THE TREASURER AND TAX COLLECTOR
HALL OF ADMINISTRATION
225 NORTH HILL STREET
LOS ANGELES, CALIFORNIA 90012

Attachment "A"

HAROLD J. OSTLY
TAX COLLECTION

November 17, 1970

W. T. KIDWELL
CHIEF DEPUTY

Board of Supervisors
383 Hall of Administration
Los Angeles, California 90012

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:

This office has recently completed a review of the policies currently in use with regard to the acquisi-

000471

tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,

ORIGINAL SIGNED

HAROLD J. OSTLY
TREASURER & TAX COLLECTOR

HJO:cm

cc: 1 Clerk of the Board
5 One for each Supervisor
1 Chief Administrative Officer
1 County Counsel
6 Communications

173

On motion of Supervisor Dorn, unanimously carried, the foregoing was adopted.

000472

SUMMARY OF PUBLIC AGENCY'S PURCHASE

THIRD SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2608

Attachment B

AGENCY

Mountains Recreation & Conservation Authority
Public Agency

Selling price of these parcels
shall be \$ 15,570.00

Public Agency intends to utilize
these properties for permanent
open space and public parkland
purposes.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
3 RD	COUNTY OF LOS ANGELES	4434-032-017	\$ 1,619.00
3 RD	COUNTY OF LOS ANGELES	4461-002-017	\$ 13,951.00

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2592

AGENCY

Mountains Recreation & Conservation Authority
Public Agency

Selling price of these parcels
shall be \$ 723,585.00

Public Agency intends to utilize
these properties for permanent
open space and public parkland
purposes.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
5 TH	COUNTY OF LOS ANGELES	3210-008-023	\$ 29,944.00
5 TH	COUNTY OF LOS ANGELES	3210-008-031	\$ 672,659.00
5 TH	COUNTY OF LOS ANGELES	3210-010-002	\$ 20,982.00

INTERIM

AGREEMENT NUMBER 2592

**MOUNTAINS RECREATION &
CONSERVATION AUTHORITY**

FIFTH SUPERVISORIAL DISTRICT

76950

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: Mountains Recreation and Conservation Authority

2. Corporate Structure – check the appropriate box below and provide corresponding information:

☐ Nonprofit – provide Articles of Incorporation

☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

☐ No Purchase – State / county / taxing agency registering objection to preserve lien only

☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien

☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose

☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose

☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: Los Angeles

2. List each parcel by Assessor's Parcel Number: 3209-021-018, 3210-008-023, 3210-008-031, 3210-010-002

3. State the purpose and intended use for each parcel:

Permant Open Space and Public Parkland

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

Amie A. Oli
Authorized Signature

Chief Deputy Executive Officer
Title

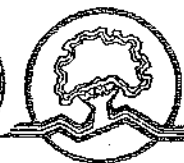
June 11, 2008
Date

received

Hussein

6-19-08

AGREEMENT # 2592



MOUNTAINS RECREATION & CONSERVATION AUTHORITY
Ramirez Canyon Park
5810 Ramirez Canyon Road
Malibu, CA 90265
Phone (310) 589-3230 Fax (310) 589-3237

June 21, 2007

Mr. Stan Redins
Los Angeles County Treasurer and Tax Collectors Office
225 North Hill Street, Room 130
P.O. Box 512102
Los Angeles, California 90051-0102

Agreement	District	Location
2591	3	Agoura Hills
* 2592	5	County of LA
2593	3	County of LA
2594	3	City of LA

**Reservation of Tax Defaulted Properties for Public Purposes
2007B Tax Sale**

Dear Mr. Redins:

The Mountains Recreation and Conservation Authority (MRCA) is authorized to enter Chapter 8 Agreements with Los Angeles County and has reviewed the list of surplus properties from the above referenced public auction. The MRCA officially elects to reserve from sale the 10 parcels on the list below, under the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code. All of the properties are being acquired for permanent open space, wildlife habitat, and public parkland purposes.

All of the acquisitions are for park and open space purposes. If you have any questions, please contact me at (310) 589-3200 ext. 128 or Chris Trumpy, Project Analyst, at ext. 263 regarding this matter. Thank you for your assistance.

2061-019-019	2061-019-020	3209-021-018 *
3210-008-023 *	3210-008-031 *	3210-010-002 *
3210-017-051 * R	3214-022-017 * AR	4438-034-009
4493-013-016		

Sincerely,

Paul Edelman
Chief of Natural Resources and Planning

received
6-22-07
Hussein

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY

May 7, 2008 — Agenda Item V(k)

Resolution No. 08-59


RESOLUTION OF THE GOVERNING BOARD OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY AUTHORIZING ENTERING INTO A PROJECT AGREEMENT WITH THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR THE USE OF PROP A EXCESS FUNDS, FOR PARCELS IN LOS ANGELES COUNTY CHAPTER 8 AGREEMENTS 2531, 2535, 2571, AND 2592, AND AUTHORIZING THE ACQUISITION OF PARCELS IN CHAPTER 8 AGREEMENT 2592, USING PUBLIC, PRIVATE, AND IN-LIEU MITIGATION FUNDS, SOLEDAD CANYON, UNINCORPORATED LOS ANGELES COUNTY

Resolved, That the Governing Board of the Mountains Recreation and Conservation Authority hereby:

1. FINDS that the properties in Chapter 8 Agreement Nos. 2531, 2535, 2571, and 2592 are important for a combination of ecological, recreational, viewshed, and watershed values; and
2. FINDS that the proposed actions are categorically exempt from the provisions of the California Environmental Quality Act; and
3. FINDS that the subject properties are on the Santa Monica Mountains Conservancy's Acquisition Workprogram submitted annually to the Governor; and
4. FINDS that the people of the County of Los Angeles on November 3, 1992 and on November 5, 1996, enacted Los Angeles County Proposition A, Safe Neighborhood Parks, Gang Prevention, Tree-Planting, Senior and Youth Recreation, Beaches and Wildlife Protection (the Proposition), which, among other uses, provides funds to public agencies and nonprofit organizations in the County for the purposes of acquiring and/or developing facilities and open space for public recreation; and
5. FINDS the Santa Monica Mountains Conservancy was awarded funds in the Proposition for acquisition of park and open space land, development of related recreation facilities, and grants pursuant to Division 23 of the Public Resources Code; and

6. FINDS the Proposition also created the Los Angeles County Regional Park and Open Space District (the District) to administer said funds; and
7. FINDS the District has set forth the necessary procedures governing applications for grant funds under the Proposition; and
8. CERTIFIES that it understands the assurances and certifications required for applications; and
9. CERTIFIES that through this resolution the application for the above referenced project is approved for submission to the District; and
10. CERTIFIES that it will be required to provide additional funding for the above project if the requested grant funds are insufficient to complete said project; and
11. CERTIFIES that it understands its obligation to operate and maintain the property in perpetuity, as applicable; and
12. CERTIFIES that it will sign and return, within 30 days, both copies of the Project Agreement sent by the District for authorizing signature; and
13. CERTIFIES that it will cause work on the project to be commenced immediately upon receipt of a fully executed Project Agreement; and
14. CERTIFIES that it agrees and understands that the District may terminate the Project Agreement at any point if it determines that the project cannot be performed as described in the application; and
15. ACCEPTS being the assignee of the Santa Monica Mountains Conservancy to carry out all aspects of this application, grant, and project implementation and will be required to enter into a Project Agreement with the District for the performance of the project as described in the application; and
16. AUTHORIZES entering into a Project Agreement to acquire APNs 2582-002-010, 3056-017-023, 024, 025, and 029, 3056-003-087 and 092, 3208-001-037, 3223-003-002, 3209-021-018, 3210-008-023 and 031, and 3210-010-002 with the Los Angeles County Regional Park and Open Space District; and

17. AUTHORIZES the filing of an application with the Los Angeles County Regional Park and Open Space District for Excess Funds allocated from the Proposition for the acquisition of the subject properties; and
18. AUTHORIZES the Executive Officer, or his designee, to conduct all negotiations, and to execute and submit all documents including, but not limited to, applications, agreements, amendments, payment requests and so forth, which may be necessary for the completion of the project as described in the application; and
19. AUTHORIZES any budget amendments as necessary; and
20. AUTHORIZES the use of Fifth Supervisorial District Proposition A Excess Funds in an amount not to exceed \$1,055,500 for the acquisition of properties in Los Angeles County Chapter 8 Agreements 2531, 2535, 2571, and 2592 in Soledad Canyon; and
21. ADOPTS the staff report and recommendation dated May 7, 2008.
22. AUTHORIZES the acceptance and use of public, private, and in-lieu-fee mitigation funds for acquisition of APN 2582-002-010 in Chapter 8 Agreement 2531.; and
23. AUTHORIZES the acceptance and use of public, private, and in-lieu-fee mitigation funds for acquisition of APNs 3056-017-023, 024, 025, and 029 in Chapter 8 Agreement 2535.; and
24. AUTHORIZES the acceptance and use of public, private, and in-lieu-fee mitigation funds for acquisition of APNs 3056-003-087 and 092, 3208-001-037, and 3223-003-002 in Chapter 8 Agreement 2571.; and
25. AUTHORIZES the acceptance and use of public, private, and in-lieu-fee mitigation funds for acquisition of APNs 3209-021-018, 3210-008-023 and 031, and 3210-010-002 in Chapter 8 Agreement 2592 and acquisition of said parcels.; and
26. AUTHORIZES the Executive Officer to do any and all acts necessary to carry out this resolution and any recommendations made by the Governing Board.



Chair

AYES: Daniel, Lange, Berger

NOS: none

ABSTAIN: none


ABSENT: Hayduk

I HEREBY CERTIFY that the foregoing resolution was adopted at a regular meeting of the Governing Board of the Mountains Recreation and Conservation Authority, duly noticed and held according to law, on the 7th day of May, 2008.

Date: 5/7/08


Executive Officer




Chris Trumpy
Assistant Board Secretary
MRCA
6/11/08

MISSION STATEMENT

The Mountains Recreation and Conservation Authority (MRCA) is a local government public entity established in 1985 pursuant to the Joint Powers Act. The MRCA is a local partnership between the Santa Monica Mountains Conservancy, which is a state agency established by the Legislature, and the Conejo Recreation and Park District and the Rancho Simi Recreation and Park District both of which are local park agencies established by the vote of the people in those communities.

The MRCA is dedicated to the preservation and management of local open space and parkland, watershed lands, trails, and wildlife habitat. The MRCA manages and provides ranger services for almost 50,000 acres of public lands and parks that it owns and that are owned by the Santa Monica Mountains Conservancy or other agencies and provides comprehensive education and interpretation programs for the public.

The MRCA works in cooperation with the Conservancy and other local government partners to acquire parkland, participate in vital planning processes, and complete major park improvement projects. The MRCA provides natural resources and scientific expertise, critical regional planning services, park construction services, park operations, fire prevention, ranger services, educational and leadership programs for thousands of youth each year, and is one of the lead agencies providing for the revitalization of the Los Angeles River.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this 3RD day of MARCH, 2009, by and between the Board of Supervisors of Los Angeles County, State of California, and the **MOUNTAINS RECREATION & CONSERVATION AUTHORITY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

76950

APPROVED AS TO FORM:

RAYMOND G. FORTINER JR.
County Counsel

By 

Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID:Chptr 8 Pubagency form
Revised 6/24/03

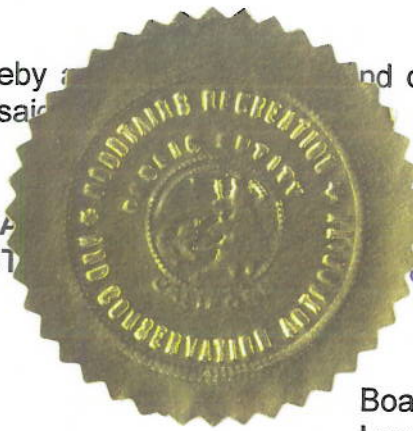
AGREEMENT NUMBER 2592

29 of MAR 03, 2009

The undersigned hereby and conditions of this agreement and are authorized to sign for said

ATTEST:

MOUNTAINS RECREATION
CONSERVATION AUTHORITY



Ron A. Sklar
Chief Deputy Executive Officer

(Seal)

ATTEST:

Board of Supervisors
Los Angeles County

By

Sachi A. Hamai

Clerk of the Board of Supervisors

By

Don Krabe

Chairman of the Board of Supervisors

Section 25103 of the Government Code,
delivery of this document has been made.

By

[Signature]
Deputy
(seal)



SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By

[Signature]
Deputy

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ADOPTED

ATTEST:

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

City of N/A

29 MAR 03 2009

By

Mayor

(seal)

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFF

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ___ day of ___, 20__.

By: _____, STATE CONTROLLER

AGREEMENT NUMBER 2592

29 of MAR 03, 2009

76950

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2592

Revised 08/15/08

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
COUNTY OF LOS ANGELES	1996	3210-008-023	\$ 29,944.00*	PERMANENT OPEN SPACE AND PUBLIC PARKLAND

**LEGAL
DESCRIPTION**

LOT COM S ON E LINE OF NW 1/4 OF SEC 12 T 4N R 14W 1025.72 FT FROM NE COR OF SD NW 1/4 TH N 83° 35'15" W TO SE LINE OF BRIGGS RD TH SW THEREON TO S LINE OF NE 1/4 OF NW 1/4 OF SD SEC TH E ON SD S LINE TO SD E LINE TH N THEREON 312.21 FT TO BEG PART OF NE 1/4 OF NW 1/4 OF SEC 12 T 4N R 14W

COUNTY OF LOS ANGELES	1994	3210-008-031	\$ 672,659.00*	PERMANENT OPEN SPACE AND PUBLIC PARKLAND
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**LEGAL
DESCRIPTION**

W 1/2 OF W 1/2 OF NW 1/4 OF NW 1/4 (EX OF ST) AND SE 1/4 OF NW 1/4 OF NW 1/4 AND SW 1/4 OF NW 1/4 OF SEC 12 T 4N R 14W

COUNTY OF LOS ANGELES	1996	3210-010-002	\$ 20,982.00*	PERMANENT OPEN SPACE AND PUBLIC PARKLAND
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**LEGAL
DESCRIPTION**

E 500 FT OF S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 AND E 500 FT OF N 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 OF SEC 11 T 4N R 14W

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

INTERIM

AGREEMENT NUMBER 2608

**MOUNTAINS RECREATION &
CONSERVATION AUTHORITY**

THIRD SUPERVISORIAL DISTRICT

76949



MOUNTAINS RECREATION & CONSERVATION AUTHORITY
Ramirez Canyon Park
5810 Ramirez Canyon Road
Malibu, CA 90265
Phone (310) 589-3230 Fax (310) 589-3237

December 3, 2007

Mr. Stan Redins
Los Angeles County Treasurer and Tax Collectors Office
225 North Hill Street, Room 130
P.O. Box 512102
Los Angeles, California 90051-0102

* DISTRICT # 3
AGREEMENT # 2608

**Reservation of Tax Defaulted Properties for Public Purposes
2008A Tax Sale**

Dear Mr. Redins:

The Mountains Recreation and Conservation Authority (MRCA) is authorized to enter Chapter 8 Agreements with Los Angeles County and has reviewed the list of surplus properties from the above referenced public auction. The MRCA officially elects to reserve from sale the 27 parcels on the list attached, under the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code. All of the properties are being acquired for permanent open space, wildlife habitat, and public parkland purposes.

All of the acquisitions are for park and open space purposes. If you have any questions, please contact me at (310) 589-3200 ext. 128 or Chris Trumpy, Project Analyst, at ext. 263 regarding this matter. Thank you for your assistance.

As discussed earlier today, we will supply the \$2,700 check early next week.

Sincerely,

Paul Edelman
Chief of Natural Resources and Planning

received
12/3/07

Hussein

**MRCA Reservation of Tax Defaulted Properties for Public Purposes
2008A Tax Sale**

APN	Purpose	
2017-010-021	Permanent Open Space and Public Parkland	<i>Redeemed 11/13/07</i>
2826-014-070	Permanent Open Space and Public Parkland	
2826-030-002	Permanent Open Space and Public Parkland	
3209-011-007	Permanent Open Space and Public Parkland	
4371-016-026	Permanent Open Space and Public Parkland	<i>Also requested by a NP.</i>
4371-018-006	Permanent Open Space and Public Parkland	<i>Redeemed 11/27/07</i>
4371-027-011	Permanent Open Space and Public Parkland	
4371-027-018	Permanent Open Space and Public Parkland	
4371-028-033	Permanent Open Space and Public Parkland	
4371-033-010	Permanent Open Space and Public Parkland	<i>Also requested by a NP</i>
4371-038-009	Permanent Open Space and Public Parkland	
4379-012-012	Permanent Open Space and Public Parkland	
4379-020-001	Permanent Open Space and Public Parkland	<i>Redeemed 10/24/07</i>
4380-017-009	Permanent Open Space and Public Parkland	<i>Requested by a NP</i>
4380-017-026	Permanent Open Space and Public Parkland	<i>Requested by a NP</i>
4380-017-028	Permanent Open Space and Public Parkland	<i>Requested by a NP</i>
4380-028-006	Permanent Open Space and Public Parkland	
4416-021-030	Permanent Open Space and Public Parkland	
4431-027-004	Permanent Open Space and Public Parkland	
* 4434-032-017	Permanent Open Space and Public Parkland	
* 4438-036-004	Permanent Open Space and Public Parkland	<i>Rescinded 5/14/08</i>
* 4455-018-033	Permanent Open Space and Public Parkland	<i>Rescinded 5/14/08</i>
* 4455-021-036	Permanent Open Space and Public Parkland	<i>Rescinded 5/14/08</i>
* 4455-021-042	Permanent Open Space and Public Parkland	<i>Rescinded 5/14/08</i>

* 4461-002-017	Permanent Open Space and Public Parkland	
* 4471 016 018	Permanent Open Space and Public Parkland	Redeemed 5/19/08
4473-006-028	Permanent Open Space and Public Parkland	Included in A# 2468

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

- Name of Organization: Mountains Recreation and Conservation Authority
- Corporate Structure – check the appropriate box below and provide corresponding information:
- ☐ Nonprofit – provide Articles of Incorporation
- ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

- County where the parcel(s) is located: Los Angeles
- List each parcel by Assessor's Parcel Number: 4434-032-017, 4461-002-017, 4471-016-018
- State the purpose and intended use for each parcel: Permanent Open Space and Public Parkland

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer

[Signature]
Authorized Signature

Chief Deputy Executive Officer
Title

June 11, 2008
Date

received
Hussein
6-19-08

AGREEMENT # 2608

MOUNTAINS RECREATION AND CONSERVATION AUTHORITY

May 7, 2008 — Agenda Item V(m)

Resolution No. 08-61

RESOLUTION OF THE GOVERNING BOARD OF THE MOUNTAINS RECREATION AND CONSERVATION AUTHORITY AUTHORIZING THE ACQUISITION OF PARCELS IN LOS ANGELES COUNTY CHAPTER 8 AGREEMENT 2608, USING PUBLIC, PRIVATE, AND IN-LIEU MITIGATION FUNDS, TOPANGA CANYON, LATIGO CANYON, ZUMA CANYON, UNINCORPORATED LOS ANGELES COUNTY.

Resolved, That the Governing Board of the Mountains Recreation and Conservation Authority hereby:

1. FINDS that the properties in Chapter 8 Agreement No. 2608 are important for a combination of ecological, recreational, viewshed, and watershed values.
2. FINDS that the proposed action is categorically exempt from the provisions of the California Environmental Quality Act.
3. ADOPTS the staff report and recommendation dated May 7, 2008.
4. AUTHORIZES any related budget amendments if necessary.
5. AUTHORIZES the use of funds in an amount not to exceed \$26,000 for the acquisition of properties in Los Angeles County Chapter 8 Agreement 2608 in Topanga Canyon, Latigo Canyon, and Zuma Canyon; and
6. AUTHORIZES the acceptance and expenditure of public, private, and in-lieu-fee mitigation funds for acquisition of APNs 4434-032-017, 4461-002-017, 4471-016-018 in Chapter 8 Agreement 2608.
7. AUTHORIZES the Executive Officer to do any and all acts necessary to carry out this resolution and any recommendations made by the Governing Board.



Chair

Agenda Item No. V(m)
May 7, 2008
Page 2

AYES: Daniel, Lange, Berger

NOS: none

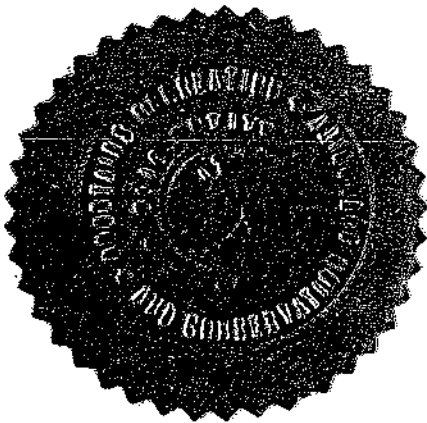
ABSTAIN: none


ABSENT: Hayduk

I HEREBY CERTIFY that the foregoing resolution was adopted at a regular meeting of the Governing Board of the Mountains Recreation and Conservation Authority, duly noticed and held according to law, on the 7th day of May, 2008.

Date: 5/7/08


Executive Officer




Chris Trumpy
acting MRCA Board Secretary
6/11/08

MISSION STATEMENT

The Mountains Recreation and Conservation Authority (MRCA) is a local government public entity established in 1985 pursuant to the Joint Powers Act. The MRCA is a local partnership between the Santa Monica Mountains Conservancy, which is a state agency established by the Legislature, and the Conejo Recreation and Park District and the Rancho Simi Recreation and Park District both of which are local park agencies established by the vote of the people in those communities.

The MRCA is dedicated to the preservation and management of local open space and parkland, watershed lands, trails, and wildlife habitat. The MRCA manages and provides ranger services for almost 50,000 acres of public lands and parks that it owns and that are owned by the Santa Monica Mountains Conservancy or other agencies and provides comprehensive education and interpretation programs for the public.

The MRCA works in cooperation with the Conservancy and other local government partners to acquire parkland, participate in vital planning processes, and complete major park improvement projects. The MRCA provides natural resources and scientific expertise, critical regional planning services, park construction services, park operations, fire prevention, ranger services, educational and leadership programs for thousands of youth each year, and is one of the lead agencies providing for the revitalization of the Los Angeles River.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this 3RD day of MARCH, 2009, by and between the Board of Supervisors of Los Angeles County, State of California, and the **MOUNTAINS RECREATION & CONSERVATION AUTHORITY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

RAYMOND G. FORTINER JR.
County Counsel

By 
Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID:Chptr 8 Pubagency form
Revised 6/24/03

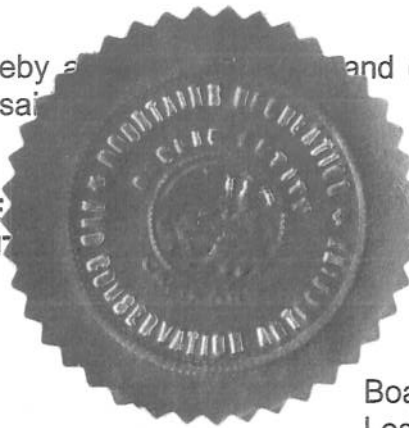
29 of MAR 03, 2009

AGREEMENT NUMBER 2608

76949

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said

ATTEST:
MOUNTAINS RECREATION
CONSERVATION AUTHORITY



Rhine A. Shi
Chief Deputy Executive Officer

(Seal)

ATTEST:

Board of Supervisors
Los Angeles County

By Sachi A. Hamai
Clerk of the Board of Supervisors

By Don Krabe
Chairman of the Board of Supervisors

I hereby certify that pursuant to
Section 25103 of the Government Code,
delivery of this document has been made.

By [Signature]
Deputy
(seal)

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors



By [Signature]
Deputy

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

ADOPTED

ATTEST: BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

City of N/A

29 MAR 03 2009

By _____
Mayor

(seal) Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

29 of MAR 03, 2009

AGREEMENT NUMBER 2608

76949

SUPERVISORIAL DISTRICT 3
AGREEMENT NUMBER 2608

REVISED
6/23/2008

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
COUNTY OF LOS ANGELES	2001	4434-032-017	\$ 1,619.00*	PERMANENT OPEN SPACE AND PUBLIC PARKLAND

LEGAL
DESCRIPTION

TRACT # 3944 LOT 46

COUNTY OF LOS ANGELES	2001	4461-002-017	\$ 13,951.00*	PERMANENT OPEN SPACE AND PUBLIC PARKLAND
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LEGAL
DESCRIPTION

16.13 MORE OR LESS ACS COM S 89°15'45" E 500 FT FROM NW COR OF E 1/2 OF SW 1/4 OF SEC 21 T 1S R 18W TH S 89°15'45" E 471.84 FT TH S ON A CURVE CONCAVE TO W RADIUS EQUALS 220.89 FT 111.55 FT TH SE ON A CURVE CONCAVE TO NE RADIUS EQUALS 43.29 FT 88.32 FT TH SE ON A CURVE CONCAVE TO SW RADIUS EQUALS 111.88 FT 95.69 FT TH S 47°40'10" E 42.95 FT TH S 83°56'05" E 43.18 FT TH S 36°03'55" W 39.37 FT TH S 26°27' 50" E 67.84 FT TH SE ON A CURVE CONCAVE TO SW RADIUS EQUALS 183.2 FT 78.77 FT TH S 1°49'40" E 62.9 FT TH SW ON A CURVE CONCAVE TO NW RADIUS EQUALS 80.18 FT 92.26 FT TH S 64°06'10" W 131.58 FT TH S 14°22'10" E 70 FT TH S 87°44'15" E 321.71 FT TH S 9°43'50" E 103.47 FT TH SE ON A CURVE CONCAVE TO NE RADIUS EQUALS 185.28 FT 23.91 FT TH S 43°18'08" W 538.53 FT TH NW ON A CURVE CONCAVE TO SW RADIUS EQUALS 48.3 FT 81.56 FT TH N 70°36' W 90 FT TH NW ON A CURVE CONCAVE TO NE RADIUS EQUALS 71.82 FT 85.87 FT TH NW ON A CURVE CONCAVE TO SW RADIUS EQUALS 39.57 FT 72.98 FT TH S 72°13'42" W 59.61 FT TH NW ON A CURVE CONCAVE TO NE RADIUS EQUALS 64.26 FT 84.98 FT TH N 32° W 259.62 FT TH NW ON A CURVE CONCAVE TO SW RADIUS EQUALS 19.10 FT 24.03 FT TH N 12°01'13" W 93.12 FT TH NE ON A CURVE CONCAVE TO SE RADIUS EQUALS 88.38 FT 91.01 FT TH N 46°58'47" E 56.31 FT TH NW ON A CURVE CONCAVE TO SW RADIUS EQUALS 38.18 FT 76.68 FT TH N 68° 05'13" W 115.34 FT TH N 5°50' E 444.3 FT TO BEG PART OF S 1/2 OF SEC 21 T 1S R 18W

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.